



PRIVATE RESIDENTIAL LED OPPORTUNITY WITH PLANNING PERMISSION.

HIGH STREET / RHODE STREET
CHATHAM | ME4 4AL

INDICATIVE BOUNDARY ONLY.



**AVISON
YOUNG**



EXECUTIVE SUMMARY.

- **Private residential led development opportunity.**
- Site area extends to approximately 0.59 hectares (1.45 acres).
- Reserved Matters Consent for 135 private residential apartments, c.1,400 sq ft of creative arts studios/ Class E, and 124 car parking spaces.
- Ability to purchase the entire site, or subdivide it into two smaller parcels, catering to a range of development strategies.
- Offers are sought for the freehold interest, subject to contract via Private Treaty.
- Bids may be emailed to **James Warner** or **Paul Atherton**

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THE OPPORTUNITY.

■ The site provides an **excellent development opportunity** to deliver a significant residential-led scheme in the heart of Chatham town centre. It is considered to be a key development opportunity to assist the **regeneration of the town centre**.

■ The site for block A has been demolished and cleared and is ready for development. The sites for block B & C are currently an operational multi-storey car park.



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LOCATION.



The site is bound by the High Street to the North, Rhode Street to the West, Whittaker Street to the South East, and commercial use to the East. The site is within a 10 minute walk from Chatham railway station.

The property is situated in Chatham town centre, offering a selection of amenities within walking distance. The High Street consists of local retailers and convenience stores, with high street fashion brands and restaurants to the north towards the Pentagon Shopping Centre. Other local points of interest include the Great Lines Heritage Park, the Historic Dockyard, and the River Medway.

Strong student demand due to proximity to University of Greenwich and University of Kent's Medway Campus, which is two miles away.

CONNECTIVITY:

Chatham is located approximately 30 miles southeast of central London.

The site benefits from a variety of transport links, with Chatham railway station located a 10-minute walk away, providing direct access to London Victoria, London Bridge, London Blackfriars and London St Pancras International, with the latter taking c.40 minutes.

The town is well connected to London by road with the A2 providing a direct link into Central London.

There are several local bus stops in the immediate area, including Chatham Bus Station, providing connectivity across Kent.



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THE PROPERTY.

The property is accessed from the High Street, Rhode Street and Whittaker Street. It previously comprised the former Trafalgar Centre (formerly in retail use), which has since been demolished, and the operational multi-storey car park.

The overall site is considered to be a key development opportunity to assist the regeneration of the town centre, which has experienced significant economic change.

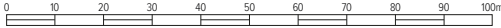
The Trafalgar Centre previously fronted the High Street and was formerly an indoor shopping market.

The multi-storey car park is accessed via Rhode Street and is a concrete structure arranged over 4 storeys, comprising 220 parking spaces.

The total site area extends to approximately 0.59 hectares (1.45 acres).

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THE PROPERTY.



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	SITE AREA	PRIVATE UNITS
BLOCK A SITE:	0.25 ACRES	37
BLOCK B/C SITE:	1.2 ACRES	98
TOTAL	1.45 ACRES	135

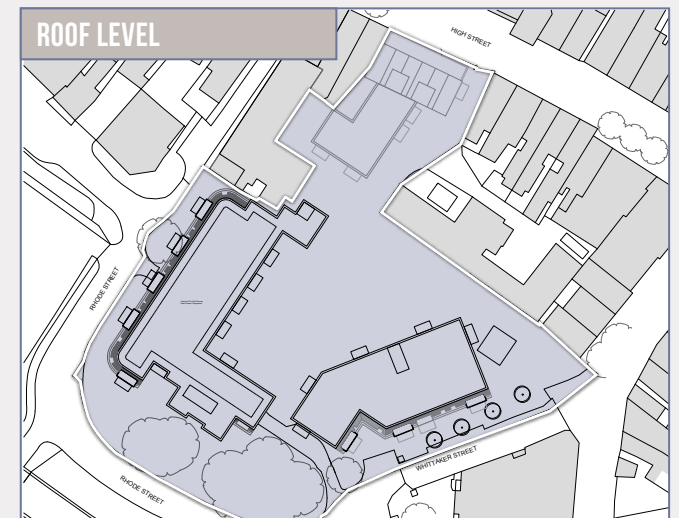
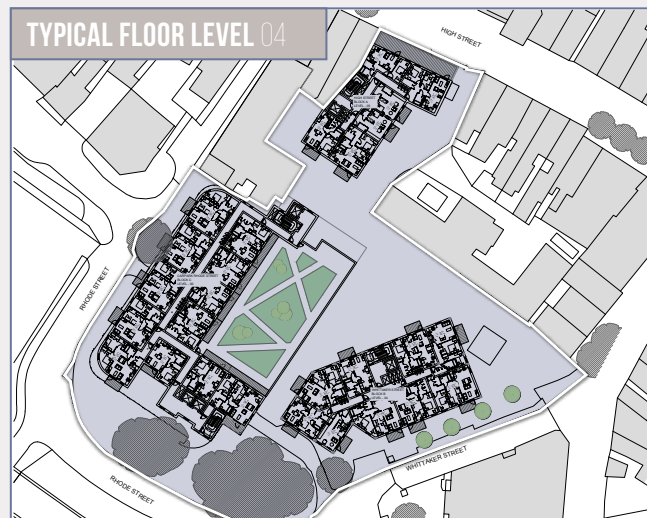
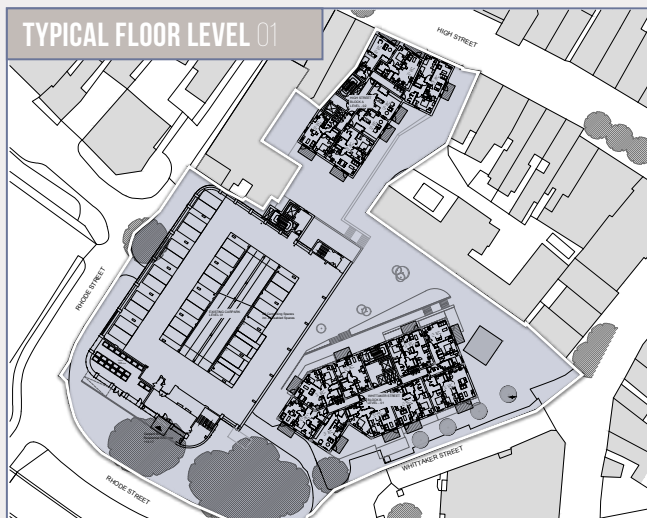
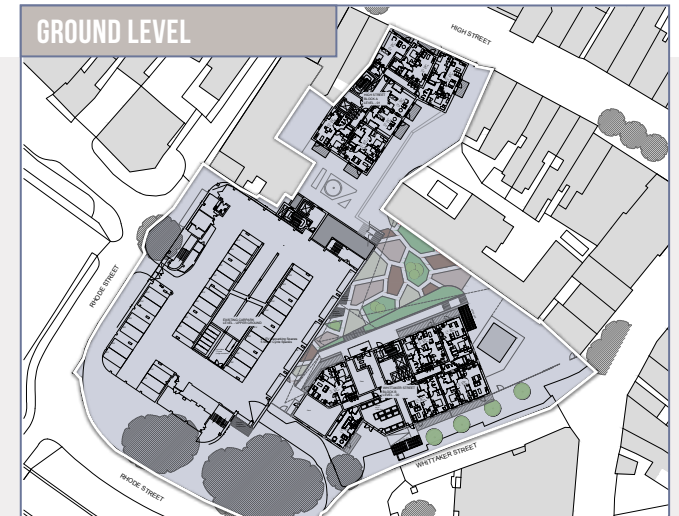
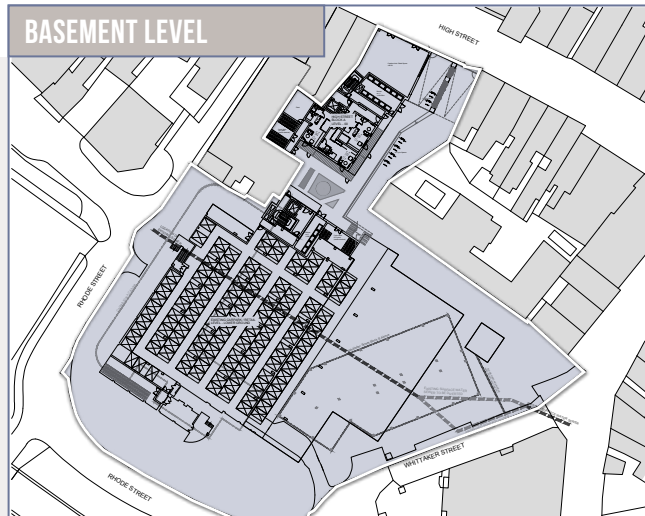
TENURE:

The property is held freehold, with registered title number K603862. All interested parties should make their own legal enquiries.

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PROPOSED FLOOR PLANS.

> CLICK ON INDIVIDUAL PLAN FOR LARGER VIEW.



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PLANNING.

The site is situated within the administrative boundary of Medway Council and is free from Conservation Area designations or statutory and local listings.

Currently, the site comprises a multi-storey car park, offering approximately 220 parking spaces. The retail component, previously the Trafalgar Centre, has been demolished.

Outline planning permission (MC/21/3671) was secured in January 2022, followed by Reserved Matters consent (MC/24/1762), permitting a high-quality residential led development.

The approved private residential led scheme provides 135 private residential apartments across three blocks, alongside approximately 1,400 sq ft of creative arts studios (Class E). Additional provisions include landscaped public spaces, cycle storage, dedicated residential storage, and refuse facilities.

There is no affordable housing provision within the S106 Agreement.





FURTHER INFORMATION.

We have been provided with the following information which will be made available via the Savills data room:

- RESERVED MATTERS CONSENT
- PLANNING STATEMENT
- S106
- TITLE INFORMATION
- DRAWING ELEVATIONS
- DESIGN STATEMENT
- LAYOUT PLAN
- CAR PARKING MANAGEMENT PLAN

To access this and additional information, please click on the link below:

VIEWING

Viewings are by appointment only through the joint agents. Should you wish to arrange an appointment to view, please contact a member of the project team using the contact details provided.

VAT

VAT if applicable will be charged at the standard rate.

METHOD OF SALE

The site is being marketed for sale via private treaty. Offers are sought for the freehold interest, subject to contract.

BIDDING INFORMATION

Offers are sought for the freehold interest and **must** be submitted via email only. Any offers must be submitted on a specific bid proforma available from the joint agents, upon request and sent via email only to:

JAMES.WARNER@AVISONYOUNG.COM

PATHERTON@SAVILLS.COM

IMOGEN.ELLIOTT@SAVILLS.COM

CONTACTS.

FOR FURTHER INFORMATION
PLEASE CONTACT:

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INDICATIVE BOUNDARY ONLY.

Subject to contract
January 2025

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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

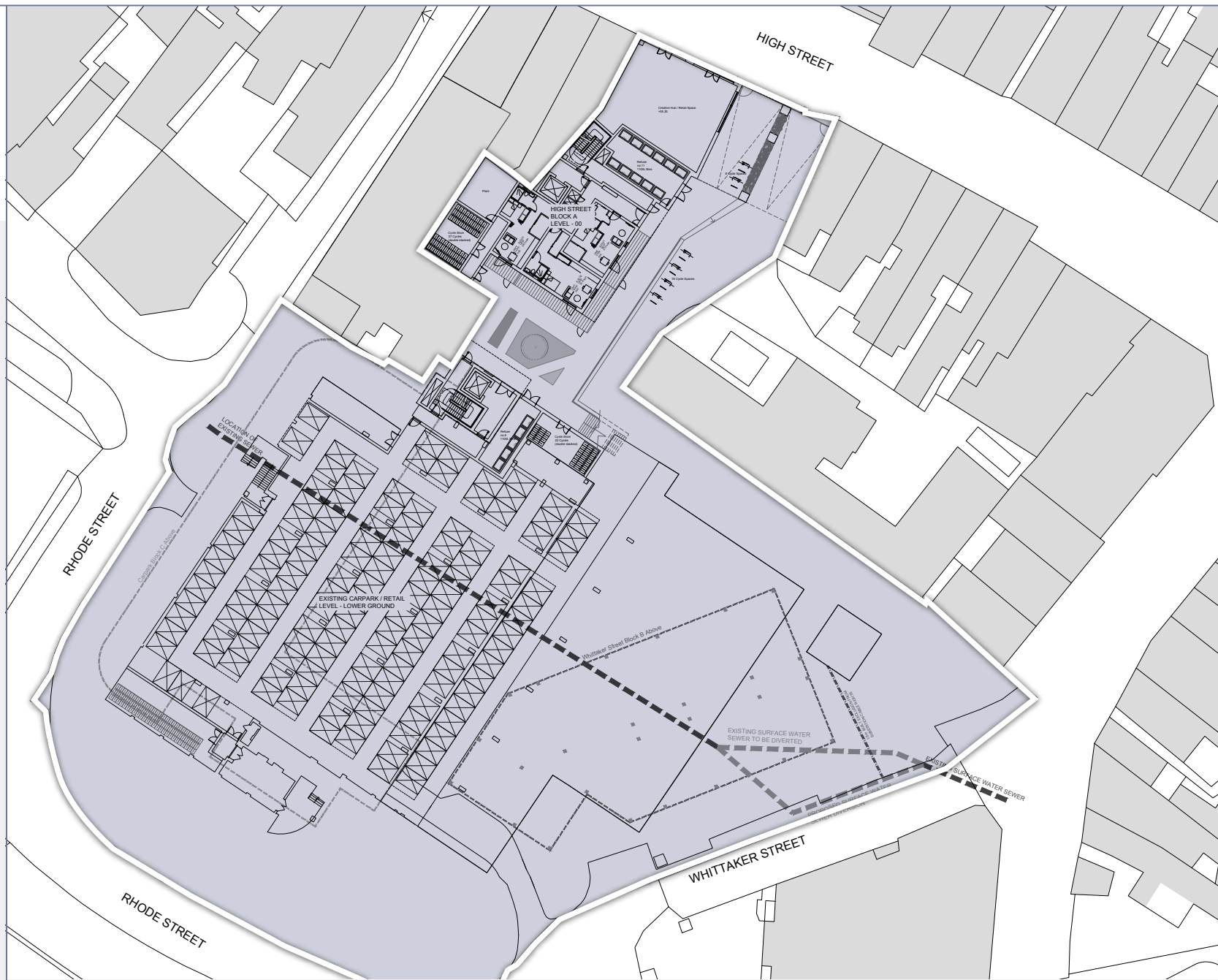
- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

February 2025

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PROPOSED BASEMENT LEVEL



> **CLICK ON PLAN
TO RETURN TO
MAIN TEXT.**

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PROPOSED GROUND LEVEL



> **CLICK ON PLAN
TO RETURN TO
MAIN TEXT.**

PROPOSED
**TYPICAL
FLOOR
LEVEL**
01



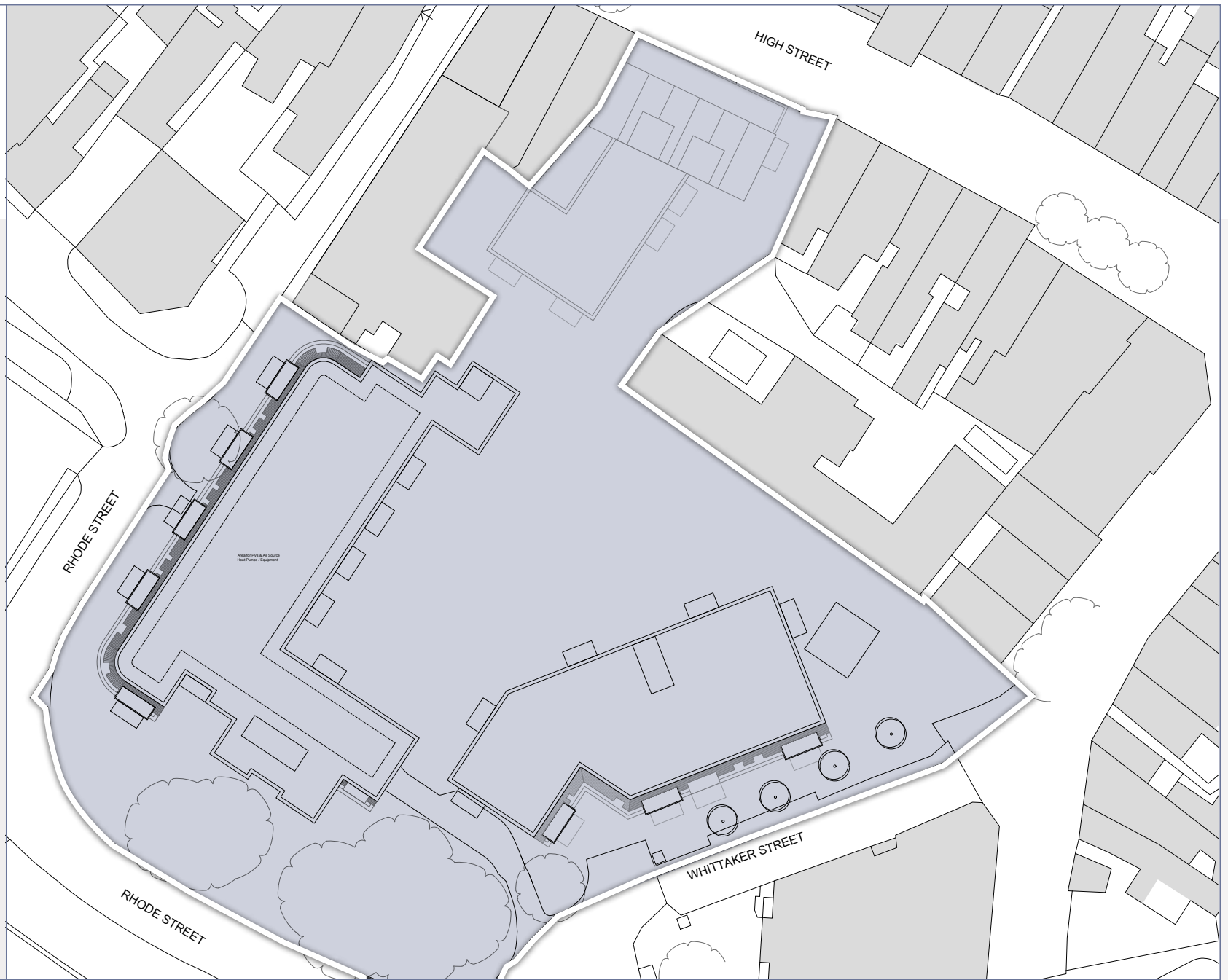
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MAIN TEXT.**

PROPOSED
**TYPICAL
FLOOR
LEVEL**
04



> **CLICK ON PLAN
TO RETURN TO
MAIN TEXT.**

PROPOSED ROOF LEVEL



> **CLICK ON PLAN
TO RETURN TO
MAIN TEXT.**

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